

Notice of: ☒ **Refusal** ☐ **Referral**

Application Number: ZP-2025-000557	Zoning District(s): RSA5	Date of Refusal: 4/15/2025
Address/Location: 35 NIPPON ST, Philadelphia, PA 19119-2426 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Eric Tars	Applicant Address: 35 W Nippon St Philadelphia, PA 19119-2426 USA	Civic Design Review? N

Application for:

FOR THE PARTIAL DEMOLITION AT THE SIDE OF AN EXISTING DETACHED BUILDING AND FOR THE CREATION OF ONE (1) SURFACE PARKING SPACE ACCESSORY TO EXISTING SINGLE FAMILY HOUSEHOLD LIVING (UNITY OF USE APPROVED UNDER ZP-2024-001253). SIZE AND LOCATION AS SHOWN ON PLANS.

The permit for the above location cannot be issued because the proposal does not comply with the following provisions of the Philadelphia Zoning Code. (Codes can be accessed at www.phila.gov.)

<u>Code Section(s):</u>	<u>Code Section Title(s):</u>	<u>Reason for Refusal:</u>
Table 14-701-1; \$14-803(1)(b)(.1)(.a)(ii)	Minimum Side Yard Width (ft.)	Required side yard width for a detached building is 5 ft. whereas the proposed side yard width at parking is 0 ft.

ONE (1) ZONING REFUSAL

Fee to File Appeal: \$ 125

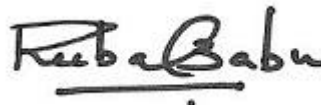
NOTES TO THE ZBA:

UNITY OF USE APPROVED UNDER ZP-2024-001253 BETWEEN PROPERTIES: 35 NIPPON ST. AND 37 NIPPON ST.

Parcel Owner:

TARS ERIC S, ESCOBAR MELICIA

Zoning Overlay District:
/EDO Eighth District Overlay District/NIS Narcotics Injection Sites Overlay District



REEBA MERIN BABU
PLANS EXAMINER

4/15/2025
DATE SIGNED

Notice to Applicant: An appeal from this decision may be made to the Zoning Board of Adjustment, One Parkway Building, 1515 Arch St., 18th Fl., Phila., PA 19102 within thirty (30) days of date of Refusal / Referral. Please see appeal instructions for more information.